

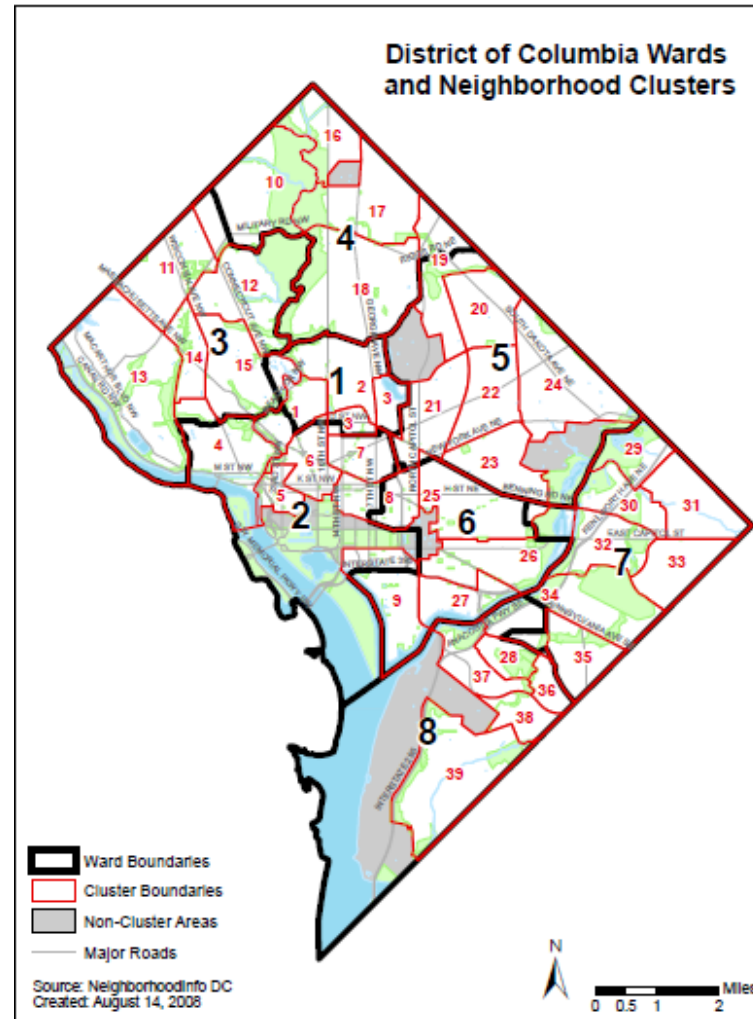
Doing Business with DHCD



The Need for DCHD

Why?

The private sector alone has not rectified certain conditions in some areas/neighborhoods of the District.



Current Conditions of Neglected Neighborhoods

- 1. High unemployment**
- 2. Low homeownership rate**
- 3. Foreclosure on existing homes**
- 4. Poor mix of local businesses and available services**
- 5. Unattractive commercial areas**
- 6. Household income disparity**
- 7. Poor quality housing stock**
- 8. Lack of developer investment/interest**

A Quick Look at Current Conditions

	DC	US
Homeownership Rates (2005-2009)	43.5%	66.6%
Persons below poverty level (2006-2009)	18.5%	13.8%

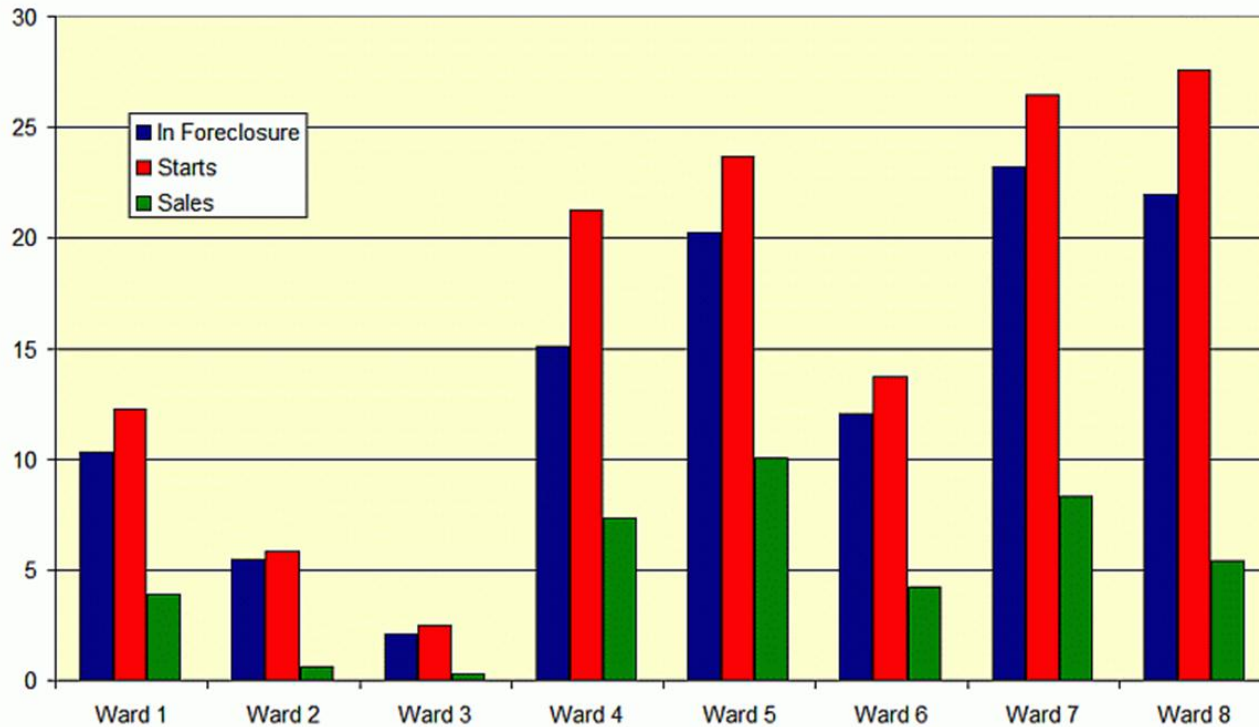
Source: US Census (2012)

Prepared By: Lamont Lee 10. 25.12

A Quick Look at Current Conditions

Figure 5. Foreclosure Inventory, Starts, and Sales by Ward for Single-Family Homes and Condominiums, 2008
Washington, D.C.

Rate per 1,000 existing single-family homes and condominium units



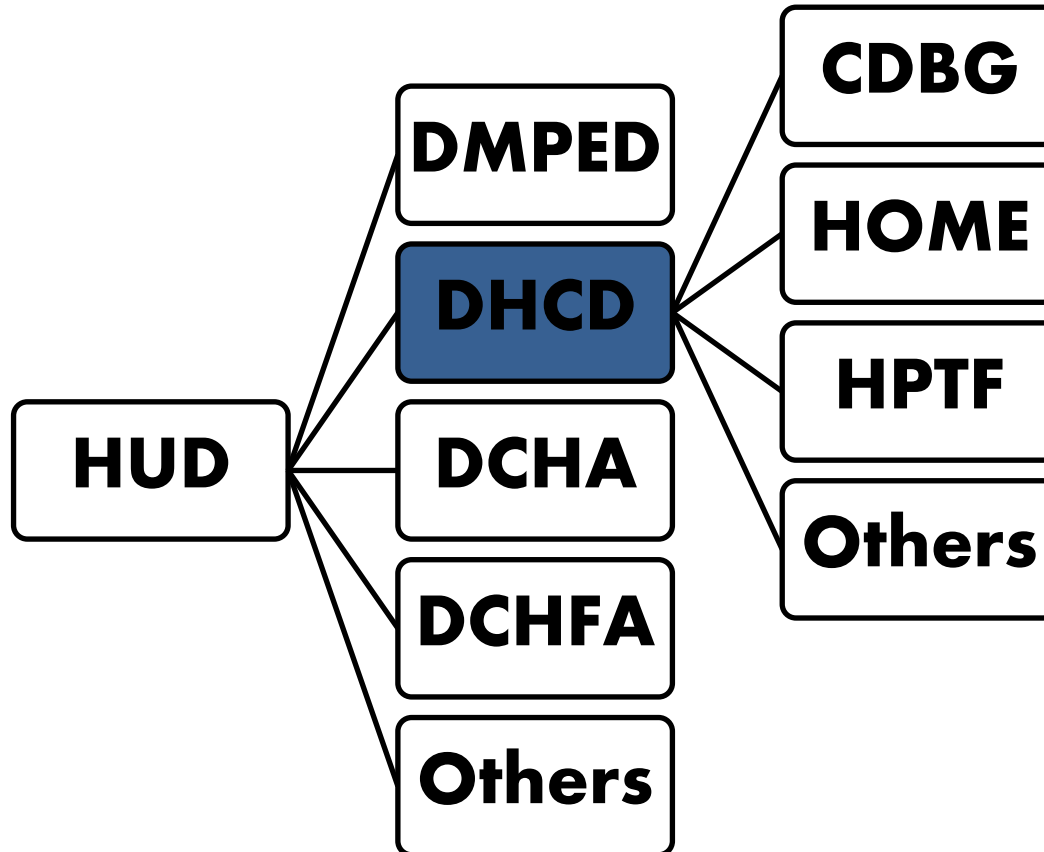
Source: D.C. Recorder of Deeds and Real Property data tabulated by NeighborhoodInfo DC.

Source: US Census (2012)

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Federal and Local Funding Support

Federal and local government have created laws, agencies, and allocated resources to address these conditions.



Federal and Local Funding Support

Laws and Regulations

- **Fair Housing Act as Amended (Civil Rights Act of 1968, Amended in 1988)**
- **The Architectural Barriers Act (ABA, 1968)**
- **Section 504 of the Rehabilitation Act of 1973 – Program and project accessibility**
- **American with Disabilities Act of 1990 (ADA), Title II & III. Accessibility in public spaces and federally assisted programs**
- **DC Human Rights Act of 1977, as Amended**
- **Affirmative Marketing Plans – Program/Housing Plans**

DCHD: Mission Statement

The mission of the Department of Housing and Community Development (DHCD) is to **create and preserve opportunities for affordable housing and economic development and to **revitalize** underserved communities in the District of Columbia.**

DCHD: Mission Statement

Laws regulate how agencies interact with community based non-profit organizations (CBOs) eligible to apply for DHCD funding.

CBO Requirements for DHCD Funding

- A. 501 © (3) IRS tax exempt status**
- B. Registered corporation with the District (DCRA Certificate of Incorporation)**
- C. Certificate of Good Standing**
 - A. Approved Articles of Incorporation (legal review required)**
 - B. Approved Bylaws (legal review required)**
- D. Current on all obligations to the District**
- E. Mission of the organization should be consistent with DHCD mission**
- F. Not federally or locally debarred**

CBOs Organizational Capacity

- A. Quality of Board Directors**
- B. Quality of Staff**
- C. Administrative Capacity**
 - A. Financial capability**
 - B. Compliance**
 - C. Program Performance**
- D. Previous Accomplishments/Track Record**
- E. Banking Relationships**
- F. References/Community Connections**

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DHCD: Residential and Commercial Services Division

Provides funding for programs focused on household level housing needs and neighborhood revitalization in four areas.

DHCD: Residential and Commercial Services Division

Four Program Areas:

- 1. Homebuyer Programs (HPAP, et. al.)**
- 2. Neighborhood Based Activities (NBA)**
 - 1. Housing Services**
 - 2. Small business assistance**
 - 3. Façade Improvement**
- 3. Single Family Residential Rehabilitation Program**
- 4. Lead Safe Washington**

DHCD: Neighborhood Based Activities

- A. One year grants renewable once a year for up to three years**
- B. Federally and locally funded**
- C. Provide for primarily administrative costs to provide services**
- D. Neighborhood partner with DHCD**

DHCD: Housing Services

- 1. Outreach and marketing for DHCD Housing and other programs**

DHCD: Housing Services

2. Application intake, processing, counseling, and training for:

- a) Homebuyer programs (HPAP, et, al)**
- b) Single family rehab**
- c) Lead Safe Washington**
- d) Inclusionary Zoning Program/Affordable Dwelling Units**
- e) Housing in PADD**
- f) First Right Purchase Program**
- g) HRA**

DHCD: Housing Services

- 3. Direct tenant education for individuals and groups**
- 4. Foreclosure counseling**
- 5. Support homebuyers clubs**
- 6. Relocation counseling**
- 7. Other Housing Issues**

DHCD: Small Business Assistance

- 1. Support for businesses and entrepreneurs in neglected commercial areas of the District**
- 2. Does not provide direct subsidy to businesses**

DHCD: Small Business Assistance

- 3. Business attraction/retention**
- 4. Loan packaging**
- 5. Business planning**
- 6. Entrepreneurial training**
- 7. One vs. One technical assistance**
- 8. Tax issue assistance**
- 9. Accounting assistance**
- 10. Legal assistance**
- 11. Collective business support services**
- 12. Involvement in larger neighborhood revitalization efforts**

DHCD: Façade Improvement Program

- 1. Develop storefront projects for contiguous commercial properties in neglected commercial areas**
- 2. Grant assistance includes:**
 - 1. Grantee predevelopment/project delivery costs**
 - 2. 80% of construction costs including: façade design, construction sketches, installation of replacement doors, new windows, signs, storefront systems, awnings, lighting, and paint**
 - 3. 20% of construction costs required to be paid by business or property owners**

DHCD: Façade Improvement Program

- 3. Non-profit grantees market projects to individual businesses and storefront property owners**
- 4. Non-profit grantees coordinate design development as unified theme for better looking corridor**

DHCD: Façade Improvement Program

5. Non-profit grantees guide individual and collective approvals of storefront project through District government, including:

- a. Davis-Bacon Wage determination**
- b. Historic Preservation review and approval**
- c. Securing construction permits**
- d. Etc.**

6. Non-profit grantees oversee construction process

DHCD: How to Apply

